



Ambleside

£350,000

Underhill, 24 The Lakelands, Lower Gale, Ambleside, LA22 0BD

This 1 bedroom, first floor apartment could be your ideal lock-up and leave, enjoying an elevated position overlooking the popular village of Ambleside. Underhill, 24 The Lakelands is tucked within the distinctive Lakelands development, just a stone's throw from the village centre and all that it has to offer.

Currently running as a very successful holiday let, the apartment is a fantastic opportunity to build up your holiday rental portfolio, offer as a long-term letting property, or just to enjoy as your own private retreat.

Quick Overview

- One bedroom first floor apartment
- Amazing views over Ambleside, Loughrigg Fell and Fairfield Horseshoe
- Modernly decorated throughout
- Private balcony
- Perfect opportunity for a holiday let, second home, or permanent residence
- Ideal location close to village amenities
- Lift access in main building
- No chain
- Allocated parking space
- Ultrafast Broadband available



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Ultrafast
Broadband
Available



Allocated
Parking

Property Reference: AM4204



Living Space



Kitchen



Living Room



Living Room

Stepping into the entrance hall of the apartment, a spacious storage cupboard offers a home for walking boots and poles, along with plenty of room for your household appliances. Enjoy the benefit of underfloor heating to warm you up after a walk in the winter months.

Coming through to the open-plan kitchen and living space, the first thing you'll notice is how lovely and light the space is throughout. The kitchen is clean and bright, with modern Howdens wall and base units and solid white granite worktops, and tiled flooring. The kitchen has been fitted with multiple new appliances, including integrated Bosch oven and microwave, Lamona 4 ring induction hob with cooker hood over, under-counter fridge, Bosch dishwasher, and inset sink with mixer tap over. Enjoy your mornings sitting up at the breakfast bar, and fuelling up for a day out on the fells!

Although this apartment has one bedroom, it can easily sleep up to four people; with the benefit of a discreet pull-down bed along the side of the living space, ideal for families. Built-in shelving maximises storage, especially underneath the large Velux windows. The living space provides the perfect place to relax, and soak in the stunning views through the large windows... views which can be enjoyed even more from the private balcony! You will never tire of the amazing panoramic views over the whole village, and to Loughrigg Fell and Fairfield Horseshoe. Access to the balcony is through the glazed door in the living room, allowing even more natural light into the space.

Double doors connect the living space to the bedroom, which currently fits a super-king bed very comfortably. A built in dressing table right by the large window means you can enjoy the views even as you get ready for the day. Thoughtfully designed, this bedroom also has built-in bedside units for ease, and a spacious wardrobe with double doors and additional storage above.

The bathroom has been recently renovated, and it certainly shows. The bathroom comprises a very generous walk-in shower cubicle, with modern rainfall shower over and additional handheld showerhead, separate bath, built in wash basin, WC, and chrome heated towel rail. You can step out of the shower and feel insanity pampered, thanks to the underfloor heating.

This apartment is just perfect if you are looking for an additional residence in the Lake District National Park, a starter home, or a lucrative holiday or long-term letting opportunity... it covers all bases! Don't hesitate; come and visit 24 The Lakelands today.

Accommodation (with approximate dimensions)

Entrance Hall

Kitchen and Living Area 29' 2" x 11' 10" (8.89m x 3.61m)

Bedroom 11' 10" x 11' 9" (3.61m x 3.58m)

Bathroom

Balcony 11' 3" x 6' 1" (3.43m x 1.85m)

Property Information

Tenure Leasehold. We understand the property to be Leasehold for a term of 999 years from 1988. No ground rent is payable.

Business Rates We understand the property to have a rateable value of £2,150 with the amount payable to Westmorland and Furness Council being £1,072.85, though the current owners enjoy 100% Small Business Rate Relief. The property currently generates a gross income of £44,000 and a net of £24,000.

Services The property is connected to mains electricity, water and drainage.

Management The purchaser will become a shareholder in Ambleside Overview Limited (the Management Company set up to run the affairs of this purpose built development). The Annual Fee for 2026 is £3,000. This includes the repair and maintenance of the main building, communal areas, the lift, administration fees and gardening. The fee includes a water charge allowance and buildings insurance. The fee includes a contribution of £300 to the Sinking Fund. There is no Ground Rent payable. Ambleside Overview Limited owns the Freehold and the owners of the 17 individual properties each hold one share in the company. There is a sinking fund already established to cover any exceptional future repairs.

Broadband Ultrafast Broadband available - Openreach and Fibur networks.

Mobile Services Good service from Vodafone, O2 and EE, likely service from Three.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions The Lakelands occupies an elevated position above the village of Ambleside and enjoys breathtaking panoramic views across Loughrigg to the west and up to Fairfield in the north. By car, take Lake Road out of Ambleside turning left on to Old Lake Road and then left again into Low Gale continuing up to Lower Gale where The Lakeland's development can be found on the left hand side. There is a car parking space allocated to this apartment here and lift access to all floors. There is an alternative pedestrian short cut access which is available from the centre of Ambleside in the market square.

What3Words ///grandest.headlight.diggers

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom



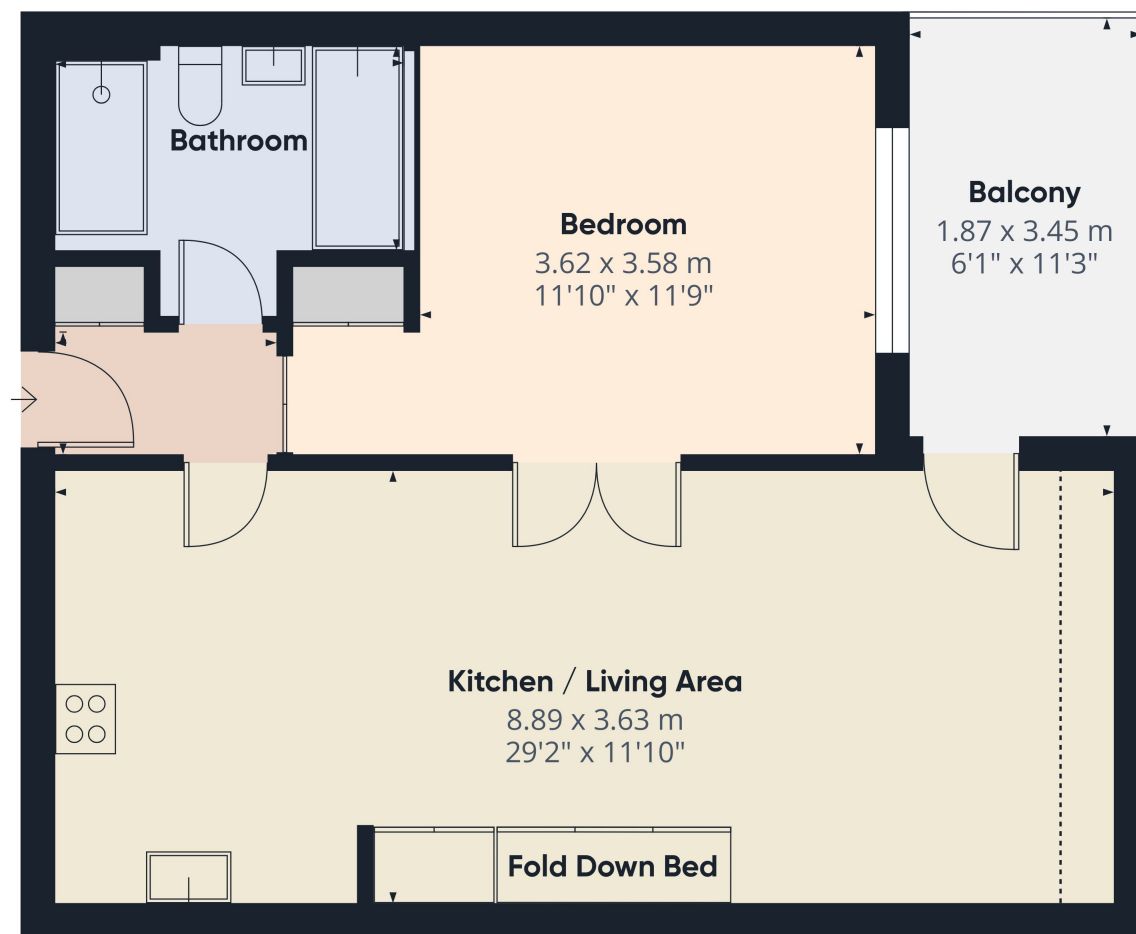
Bathroom



Private Balcony



Panoramic Views



Approximate total area⁽¹⁾

55.6 m²
597 ft²

Balconies and terraces

6.5 m²
70 ft²

Reduced headroom

1.6 m²
18 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/06/2026.

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